

CITY OF LEWISTON
PLANNING BOARD MEETING MINUTES
for September 22, 2008 – Page 1 of 3

I. ROLL CALL: This meeting was held in the City Council Chambers on the First Floor of City Hall, was called to order at 5:36 p.m., and was chaired by Chairman Stephen Morgan.

- **Members in Attendance:** Stephen Morgan, Jonathan Earle, Lucy Bisson, Denis Fortier, and David Vincent. **Absent:** Jim Horn and Roger Philippon.

- **Associate Members Present:** Bruce Damon and Trinh Burpee. **Absent:** None.

- **Staff Present:** Gil Arsenault, Director of Planning & Code Enforcement; David Hediger, City Planner; and Doreen Christ, Administrative Secretary of Planning & Code Enforcement.

Associate Member Appointments. *Both Bruce Damon and Trinh Burpee were appointed full voting members for the entire meeting.*

II. ADJUSTMENTS TO THE AGENDA: None.

III. CORRESPONDENCE: None.

Bruce Damon recused himself from the Board on this public hearing, due to a conflict.

IV. HEARING: *A public hearing to consider a proposal submitted by Gorrill-Palmer Consulting Engineers, Inc. on behalf of Greely Associates, LLC for a major retail development (19,097 square foot Tractor Supply Company facility and a 20,000 square foot fenced outdoor display) at 1619 Lisbon Street.* David Hediger read his Staff Memorandum dated September 19, 2008. This application has been submitted by Gorrill-Palmer Consulting Engineers, Inc. on behalf of Greely Associates, LLC for a 19,097 square foot Tractor Supply Company retail establishment with a 20,000 square foot fenced outdoor display area located at 1619 Lisbon Street. Currently, the parcel is vacant and is located in the Highway Business (HB) zoning district.

There were no concerns from the Police Department. Included in the Board packets were responses from Gorrill-Palmer Consulting Engineers, Inc. regarding review comments from the Fire Department, Public Works Department, and from David Hediger, City Planner.

Present at this meeting were **Douglas Reynolds**, P.E., CPESC, and **Al Palmer** from Gorrill-Palmer Consulting Engineers, Inc. on behalf of Greely Associates, LLC. Also present were **Scott Shapiro** from Greely Associates, LLC and **Barry Hosmer** from Hosmer Landscape Architects.

Doug Reynolds gave the following presentation. He said two (2) driveways are proposed for access to and from this site. These two (2) driveways are off of both Lisbon and Read Streets. The main driveway is off of Lisbon Street. The Lisbon Street driveway will be a full access driveway. The second driveway is off of Read Street and is also intended for access to and from this site, but is primarily to be used for truck traffic, since this access is adjacent to the loading area. Based upon the ordinance, the required number of parking spaces for this project would be 100. There are 87 parking spaces proposed on site, which is a reduction from that required. Doug said that for this site, 75 spaces would have been adequate. The 87 spaces that are proposed are shown on the site plan and are well within the limits of what the Tractor Supply Company requires for this store. Doug said that in regards to drive isle width, the larger spaces are needed for the larger vehicles to maneuver on site. The wider space is what is preferred by Tractor Supply Company. Doug said that Gorrill-Palmer has coordinated with the Fire Department and their concerns have been met. Those concerns were that the retail store be fully sprinklered, that a full fire alarm system be installed since the building is classified as a Class "A" mercantile, the parking has been reconfigured by eliminating the curbed islands and replacing them with

painted islands for better Fire Dept. accessibility, and that the requirement of a Knox box be added to the Utility Plans. These items were included in Gorrill-Palmer's response to comments dated September 17, 2008, which was included in the Board members packets. Doug stated that the stormwater has been addressed by a wet pond, which is shown on Drawing No. C408, Wet Pond Details. An application has been submitted to the Maine DEP. The grading plan shows the wetland impact. Wetland mitigation will be done on site. Doug said that in regards to the sign, an updated site plan has been submitted. The illuminated sign will not be on all night.

This item was then opened to the public for those in favor and those in opposition to this project.

Jack Tetreault, 55 Read Street, said that he has resided there since 1976. He asked, "Is this whole site going to be clear cut and is there going to be a fence for privacy?" Doug Reynolds responded that there will be a border of street trees that will remain. The trees that are there now are mature, pine trees. David Hediger stated that there are no direct abutters because of Read Street, therefore, no buffers are required.

Jennifer Buschmann, owner of Buschmann, Inc. (16 Ferry Road), stated that her concerns are with traffic exiting Read Street. There is already difficulty in visibility. She would like encouragement for customers to use the main entrance on Lisbon Street.

Jack Tetreault asked, "Will Commercial Street be enlarged?" David Hediger responded, "No".

The following motion was made.

MOTION: by **Lucy Bisson**, that the Planning Board determines the application submitted by Gorrill-Palmer Consulting Engineers, Inc. on behalf of Greely Associates, LLC for a 19,097 SF Tractor Supply Company retail establishment with 20,000 SF fenced outdoor display area at 1619 Lisbon to be complete; grants approval of the modification/waiver checklist; that this application meets all of the necessary approval criteria contained under Article XIII, Section 4 of the Zoning and Land Use Code; and grants approval to Greely Associates, LLC, subject to the following conditions raised by the Planning Board and Staff:

1. That prior to releasing any approved plans, DEP approval is obtained for stormwater.
2. Written verification stamped by a professional engineer that the stormwater system has been constructed in accordance with the approved plans is provided prior to issuance of a certificate of occupancy.
3. That prior to releasing any approved plans that DEP approval is obtained for wetland alteration and construction with stream setbacks.

Second by **David Vincent**.

VOTED: 6-0 (Passed-Bruce Damon Abstained).

Bruce Damon rejoined the Board on the remainder of the items listed on the agenda.

V. OTHER BUSINESS:

A. A "de minimus" change to the Levasseur Development, 55 Fisher Avenue (Revision 2).
The proposed "de minimus" change includes amending the plan to reconfigure the lot lines between Lots 2C and 2D. This property is located in the Neighborhood Conservation "A" (NCA) zoning district. The only change being made is the sale of the land to an abutter.

Present at this meeting was **Robert Gagnon**, from ARCC Land Surveyors, Inc. on behalf of **Cecile Allen**, owner of 55 Fisher Avenue. Robert Gagnon said that this lot was broken up many times and they are just cleaning up the lot lines.

The following motion was made.

MOTION: by **Lucy Bisson** that the Planning Board approves the amendment to the Levasseur Development, Revision 2 as a "de minimus" change in accordance with Article XIII, Section 3(k) of the Zoning and Land Use Code. Second by **Denis Fortier**.

VOTED: 7-0 (Passed).

B. A “de minimus” change to the Maple Ridge Subdivision, 13 Maplewood Road (Revision 4). The proposed “de minimus” change includes amending the plan to reconfigure the lot lines between Lots 7, 8, and 9. This property is located in the Neighborhood Conservation “A” (NCA) zoning district. The only change being made is the sale of the land to an abutter.

Present at this meeting was **Robert Gagnon**, from ARCC Land Surveyors, Inc. on behalf of **Raymond Bisson**, owner of 13 Maplewood Road. Robert Gagnon said they are trying to correct the plans. Basically, the lot lines between Lots 8 and 9 are changing, as shown on the subdivision plan.

The following motion was made.

MOTION: by **Lucy Bisson** that the Planning Board approves the amendment to the Maple Ridge Subdivision, 13 Maplewood Road, Revision 4 as a “de minimus” change in accordance with Article XIII, Section 3(k) of the Zoning and Land Use Code. Second by **Denis Fortier**.

VOTED: 7-0 (Passed).

C. A discussion on the downtown moratorium. David Hediger gave the following update. A draft moratorium had been sent to both the Planning Board and City Council. There were not many responses. This item will be scheduled for the next City Council meeting scheduled for Tuesday, October 7, 2008. David said that the Planning Board will receive updates from him.

D. Any other business Planning Board members may have relating to the duties of the Lewiston Planning Board. **Lincoln Jeffers** stated that a very good package has been put together on the Libby Mill site. It has, however, come down to financing, but it is very much in the process.

Bates Mill No. 5 is still in Executive Session. They have received a proposal.

Lincoln Jeffers made reference to the substation by Esposito’s. This substation is moving.

David Hediger suggested an evening workshop on either October 6, 2008 or October 20, 2008, since the next regularly scheduled Planning Board meeting would fall on the Columbus Day holiday (October 13, 2008), therefore there will be no meeting on that date. Bruce Damon said that he could attend on the 20th. David Vincent said he would not be available on the 20th. This workshop will be to discuss the listing of City-owned properties for disposition, as mentioned before at previous meetings.

VI. OLD BUSINESS:

A. A discussion about permitted uses and storefront appearances in the Centreville (CV) zoning district. No update.

B. A discussion regarding Urban Design Standards. No update.

C. Lewiston-Auburn Consolidation. No update.

D. Zoning and Land Use Updates, including zoning matrix, SR districts, and open space provisions. No update.

VII. MINUTES: Draft Meeting Minutes for Planning Board Meeting held on August 25, 2008.

These minutes were not available for review or approval at this meeting, therefore, no motion was made.

VIII. ADJOURNMENT: The following motion was made to adjourn.

MOTION: by **Steve Morgan** that the Planning Board adjourn this meeting at 6:20 p.m. Second by **Lucy Bisson**.

VOTED: 7-0 (Passed).

Respectfully submitted,

Lucy Bisson, Planning Board Secretary

DMC:dmc\C:\MyDocuments\Planbrd\Minutes\PB092208Min.doc

